sidential accommodation in Bombay City;

(b) whether Government are aware that whatever residential flats are available in Bombay City are not within the reach of the common man;

(c) if so, whether it is a fact that this has led to the mushrooming of slums in Bombay;

(d) whether there is any scheme under Government's consideration to make housing accommodation affordable and available to the common man; and

(e) if so, the details thereof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) to (c) It is recognised that Bombay is experiencing housing shortage and there is a continuous rise in prices of land and houses, placing the housees beyond the affordability of many familfes. Along with increasing pressure of population, this has contributed to increasing growth of slums.

(d) and (e) Housing being a State subject, it is primarily the responsibility of State Government of Maharashtra and its agencies to tackle the problem of housing shortage in Bombay within the framework of National Housing policy considering the acuteness of housing problem in Bombay the Government of India had sanctioned a one time grant of Rs. 100 crores in 1985 to the State Govt ernment for tackling the housing and slum problems in Bombay. Upto 91-92 Rs. 88 crores had been released to the Govt. of Maharashtra.

The Government of India has also allocated Rs. 60 crores to Maharashtra on a matching basis for provision of basic amenities in slums and other schemes in Bombay on the recommendations of Ninth Finance Commission.

The World Bank aided Bombay Urban Development Project has a component of slum upgradation worth Rs. 23.47 crores apart from sites and services and loans, with particular emphasis on poorer sections.

HUDCO has so far sanctioned 263 projects to Bombay City in Maharashtra State to different agencies. The projects envisage HUDCO loan assistance of Rs. 316.62 crores. On completion, these projects will provide 82118 dwelling units and 4491 developed plots, most of which are meant for EWS and LIG.

Delhi rent control Act

3465. SHRI VIREN J. SHAH:
SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government's attention has been drawn to certain judgements of the High Court of Delhi that in case the retired/retiring Central Government employees are partly in possession and partly rented out for "residential commercial", the premises owned by them, they are not entitled to get the premises vacated from their tenants under Section 14-C of the Delhi Rent Control Act;

(b) whether all the categories of persons mentioned under section 14(a), (b), (c), (d) under similar circumstances are also not entitled to get their premises vacated from the tenants; and

(c) if so, what is Government's policy in this regard and what steps Government have taken or propose to take to remove this discrimination and help the retired Central Government employees, widows and other, etc. under Section 14 of DRA to get their premises vacated?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) and (b) The Delhi High Court has held in one case that when a re-

tired Central Government employee is in possession of first floor of the tenanted premises as an independent dwelling unit, he is not entitled to file petition under Section 14-C(2) of Delhi Rent Control Act, 1958 for ground floor in possession of a tenant as needed by him. It was held in another case that if the residential accommodation was let for a commercial purpose, the landlord under Section 14-C is entitled to eject the tenant on the ground of bona fide requirement for residential purpose. The landlord under 14-C, however, cannot eject the tenant if the premises were of a commercial nature. The ratio of these judgements will apply to the categories of persons mentioned under Sections 14-A to 14-D, of Delhi Rent Control Act, 1958 as all the Sections refer to the requirements of the applicants own residence.

(c) The Government is engaged in the process of amending Delhi Rent Control Act on the lines of the Model Rent, Control Legislation which *inter alia*, provides for rights to recover immediate possession to certain specified categories of population like retiring/retired Government servants, widows, persons in the Armed Forces, aged and the handicapped, and such other special categories as the State Government may decide. The right to recover immediate possession is available only for bonafide requirement of residential premises.

Shifting of Offices from Delhi

3466. SHRI VIREN J. SHAH:

SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN DEVELOPMENT be pleased to refer to the answer to Unstarred Question 970 given in the Rajya Sabha on 17th July, 1992 and state:

(a) when Government had taken a decision regarding the shifting of offices from Delhi;

(b) what are the details thereof;

(c) the names of offices shifted from Delhi, year-wise after the decision was taken;

(d) to what extent it has resulted in relieving the congestion in Delhi;

(e) whether the premises occupied by these offices have been surrendered to their owners or these have been allotted to some other Government offices; and

(f) if so, what are the details in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI M. ARUNACHALAM): (a) to (d) The dates of decision regarding shifting of offices outside Delhi differ in different cases. Details of decision taken in most of the cases and offices that have been reported to have shifted during last three years are given in the Statement. (*See* below). The impact of shifting of only a limited number of offices on congestion is hardly appreciable in view of the magnitude of the problem.

(e) and (f) The premises vacated by National Labour Instt. has been surrendered to the owner. The premises vacated by National vocational Training Institute is being utilised by Ministry of Labour. Postal Staff College was functioning partly from Dak Bhavan and partly from Sanchar Bhavan. After vacation these are being utilised by the D/O posts and Deptt. of Telcom respectively.